

Hardscape and Brownfield Transformation Opportunity Study

Scientific Studies Program

Fiscal Year 2025-2026

Rio Hondo and Upper San Gabriel River

Lead: San Gabriel Valley Council of Governments (SGVCOG)

Presenters: Turner Lott, SGVCOG; Brad Wardynski, Craftwater



Study Overview

Explore the potential Safe, Clean Water Program benefits of transforming hardscapes and brownfields into permeable, multi-benefit surfaces

Nexus to Stormwater and Urban Runoff capture and pollution reduction:

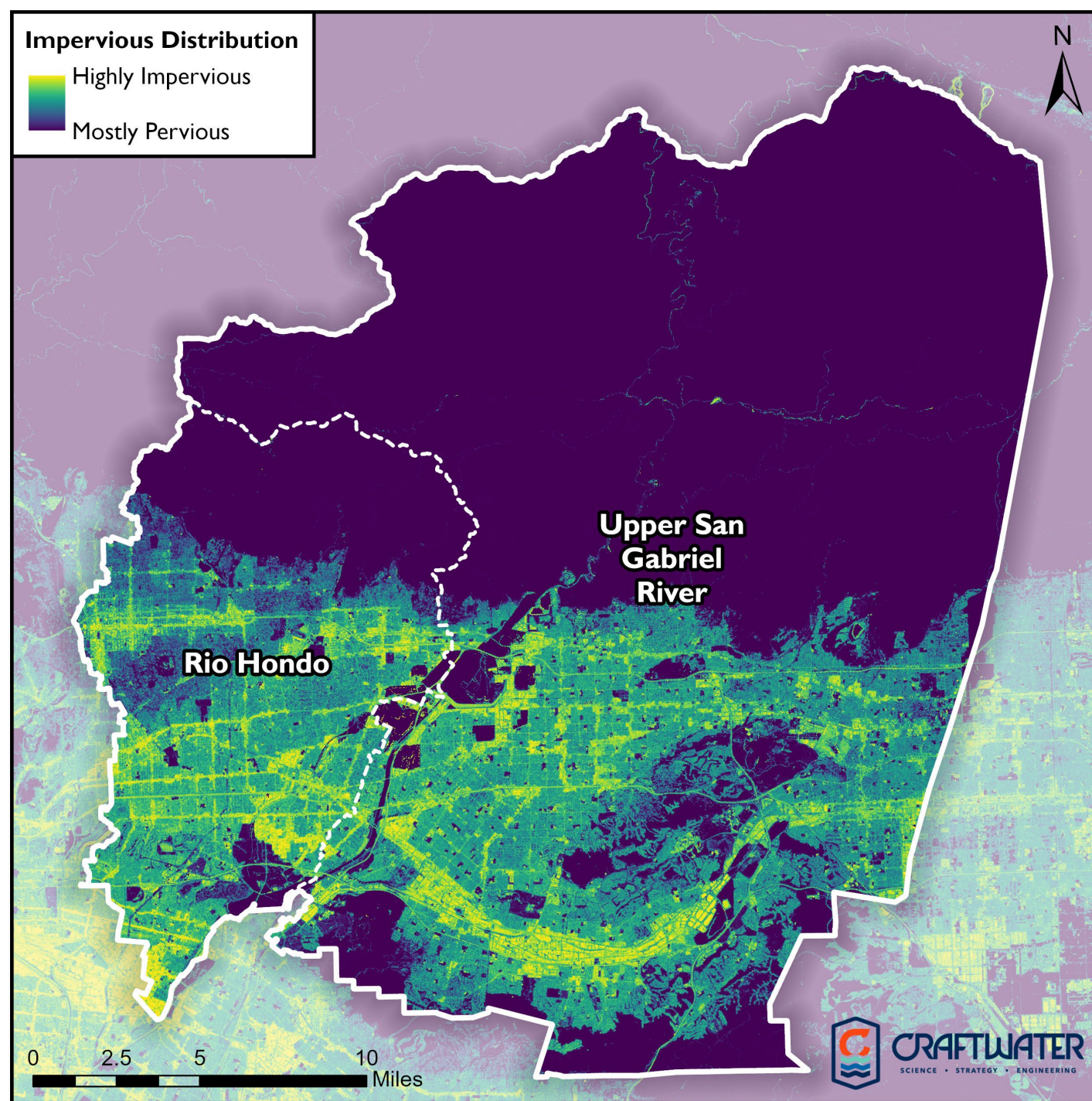
- Directly and sustainably reduce urban stormwater runoff and pollution at its source.
- Augment local water supply through additional groundwater recharge.
- Restore a more natural water cycle.





Study Location

- Rio Hondo Watershed Area
- Upper San Gabriel River Watershed Area





Study Team

- Study Lead: **San Gabriel Valley Council of Governments**
- Study Developer: **Craftwater**
- Interested Party Advisory Group
 - **Accelerate Resilience L.A.**
 - **LA Waterkeeper**
 - **Others TBD (e.g. water agencies)**



Turner Lott, SGVCOG
Project Manager

Track Record Managing Successful SCWP Scientific Studies:

- preSIP
- LRS Adaptation
- Fire Effects
- MCM Optimization



Brad Wardynski, PE, Craftwater
Technical Lead

Watershed Science & Study Experience:

- SCWP MMS & Initial Planning
- 8 SCWP studies
- ARLA Working Group
- WMPs



Study Details – Problem Statement & Objectives

There is a need to...

**better quantify the potential SCWP benefits of
hardscape transformation and brownfield
reclamation, particularly on school properties**

and

**understand how—or if—hardscape and
brownfield transformation could be incentivized
or funded by the SCWP**



Study Details – Methodology & Outcomes

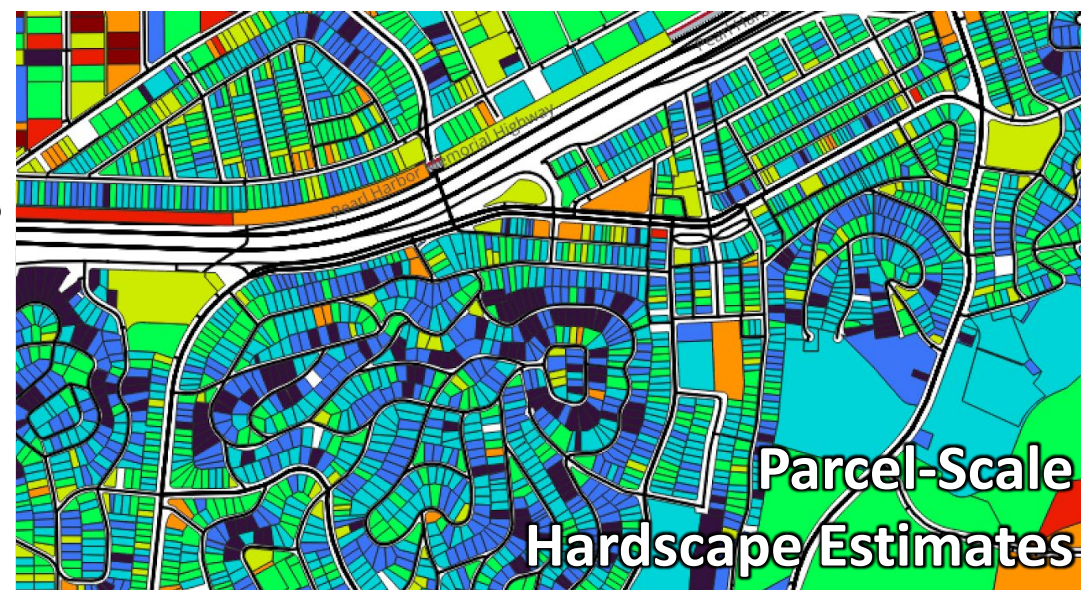
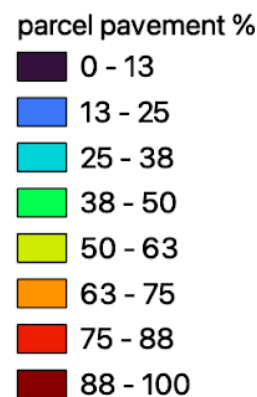
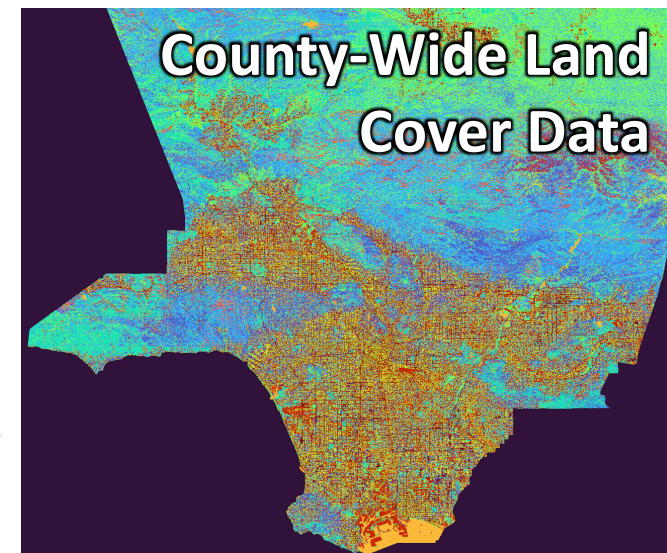
1. Bookend Spatial Opportunity Analysis

- Characterize convertible impermeable surface (leveraging ARLA's countywide data) and brownfields
- Contextualize potential conversion relative to total and taxed impermeable areas, runoff volume

2. Define Metrics & Alternatives

3. Engage SCWP Tax Credit Program

4. Conduct Programmatic Analysis



Credit: ARLA and Hyphae



Study Details – Methodology & Outcomes

1. Bookend Spatial Opportunity Analysis

2. Define Metrics & Alternatives

- Align w/SCWP-specific metrics per MMS results
- Engage Interested Party Advisory Group to develop transformation menu, assumptions, and constraints

3. Engage SCWP Tax Credit Program

4. Conduct Programmatic Analysis



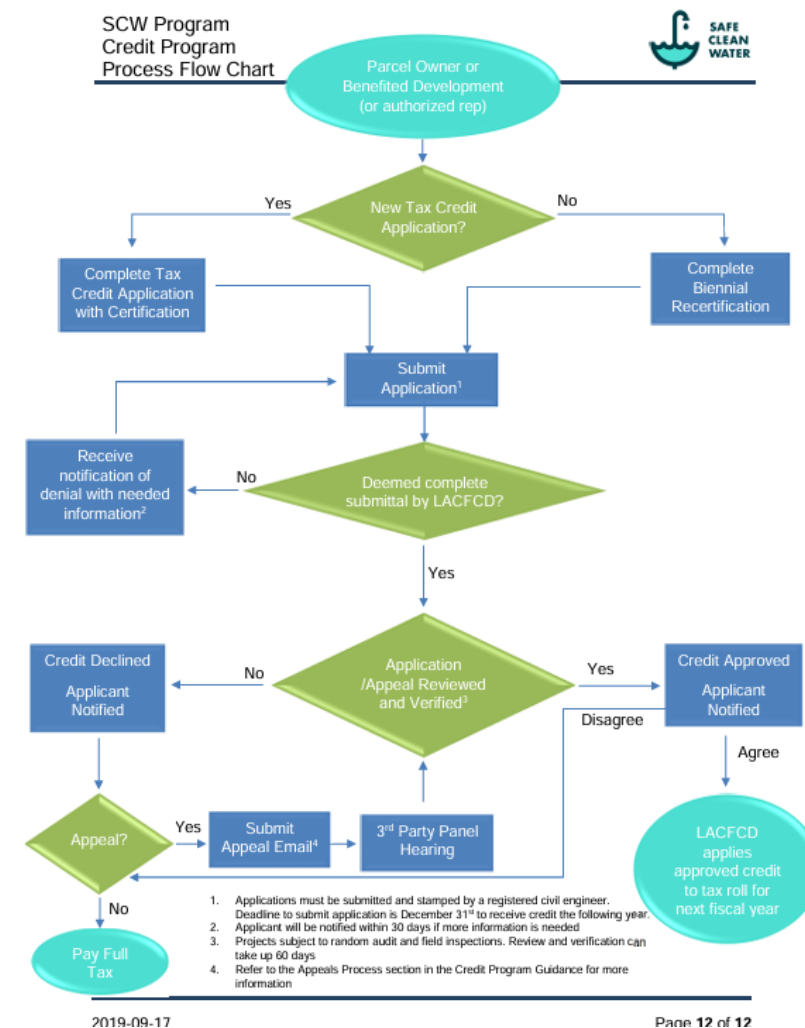


Study Details – Methodology & Outcomes

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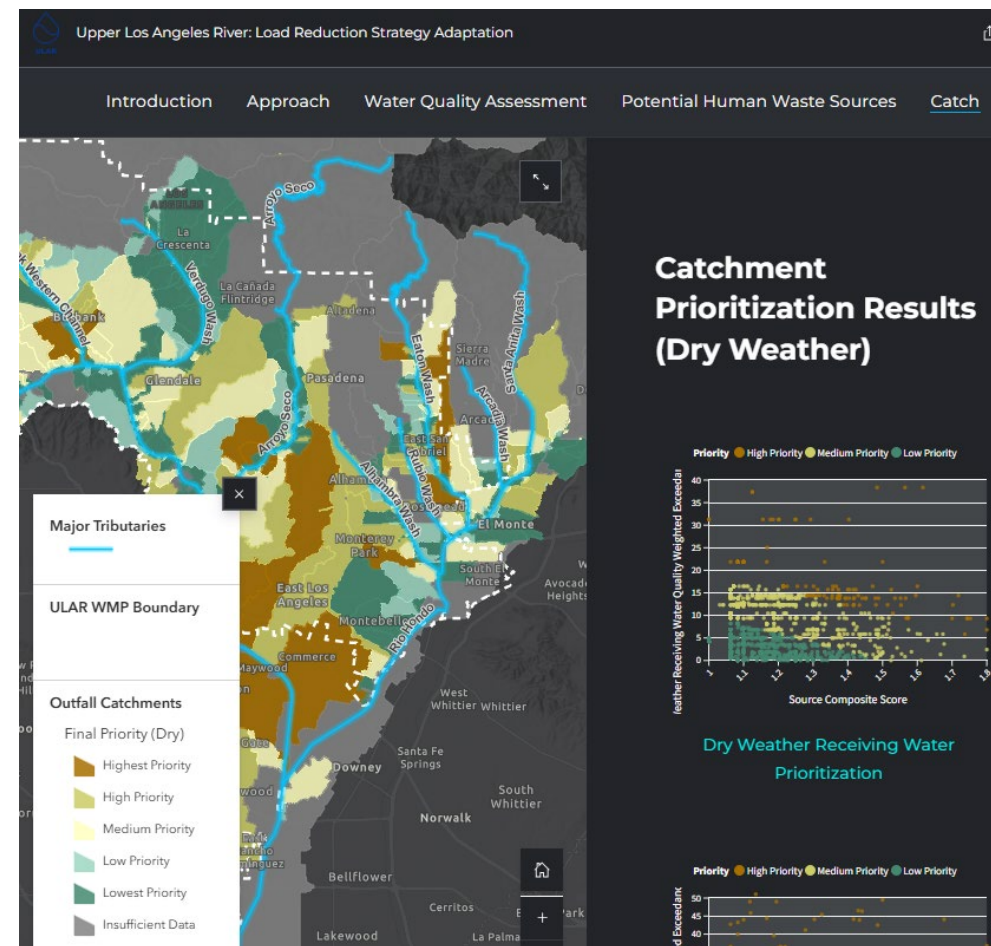
SCWP Tax Credit Program





Study Details – Methodology & Outcomes

1. Bookend Spatial Opportunity Analysis
2. Define Metrics & Alternatives
3. Engage SCWP Tax Credit Program
4. Conduct Programmatic Analysis
 - Quantify potential benefits, costs, tax impacts
 - Outline considerations for a land conversion program
 - Develop StoryMap to allow access and interaction with study outcomes



Example Interactive StoryMap
(LRS Adaptation Study)



Cost & Schedule

Phase	Description	Cost	Completion Date (Months After Funding Transfer)
1	Bookend Analysis	\$82,286	+ 1 Month
2	Metrics and Alternatives	\$41,143	+ 4 Month
3	Tax Credit Program Engagement	\$30,857	+ 12 Months
4	Programmatic Analysis	\$255,714	+ 12 Months
TOTAL		\$410,000	

- Storymap hosted for 2 years on SGVCOG website
- ARLA focused recommendations and datasets available in 2025



Funding Request

WASC	Year 1
RH	\$156,600
USGR	\$253,400
TOTAL	\$410,000

Requests made
independently to each
Watershed Area

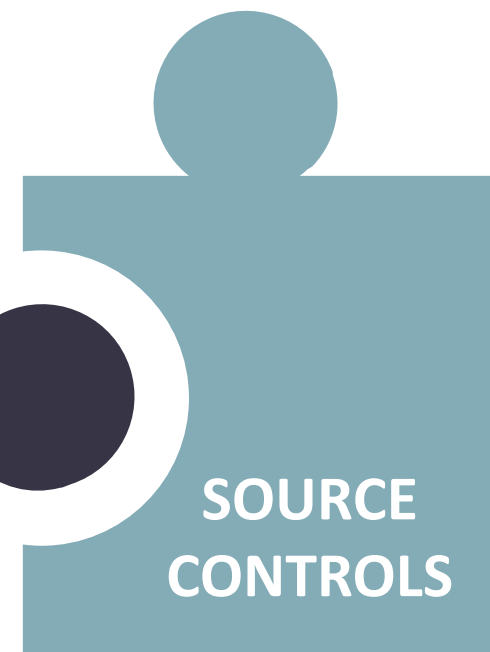
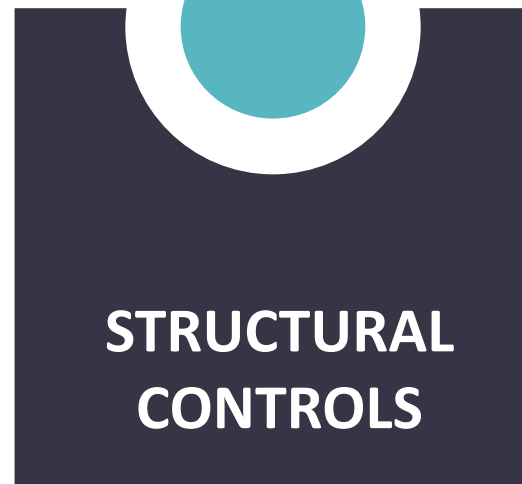


Summary of Benefits

✓ **Water Quality**

✓ **Water Supply**

✓ **Community Investment**



A man with a beard is seen in profile, pointing at a whiteboard. The whiteboard is covered with numerous sticky notes, some of which are handwritten in Portuguese. The scene is dimly lit, with light coming from a window with blinds in the background. A semi-transparent white banner with the word 'Questions?' is overlaid on the center of the image.

Questions?

**Brad Wardynski, PE,
Craftwater**

**Turner Lott,
SGVCOG**